



**Miami-Dade County  
Department of Planning and Zoning**

**HEARING ADVERTISEMENT REVIEW TRANSMITTAL LETTER**

**October 4, 2006**

**LEILA BATTIES  
701 BRICKELL AVENUE - #3000  
MIAMI FL, 33131**

**Zoning Hearings Section  
111 NW 1 STREET, SUITE 1110  
MIAMI, FLORIDA 33128  
(305) 375-2640**

**Re: Zoning Hearing Application # Z2005000274 for CENTURY BUSINESS PARK LLC . Date filed: 06-SEP-05.**

**Dear LEILA BATTIES :**

Below is the zoning hearing advertisement (ad), which contains all zoning requests submitted by the applicant. Please review the request(s), property location, legal description of the subject property, etc. and advise me of any changes or omissions within 10 calendar days. See my e-mail and mailing addresses below. If you concur that the ad is satisfactory, the hearing file will be forwarded to the Zoning Evaluation Section for further processing and recommendation.

If you do not concur with the ad and wish to make changes to the request or to plans, or otherwise submit additional documents, such changes and submittals shall be accepted during the next available filing period when they will be incorporated into the ad. All changes to the hearing advertisement will be re-sent to you for your review and approval. If you fail to respond within 10 days, the file will proceed to the Zoning Evaluation Section for further review and evaluation.

Once departmental comments & clearance have been obtained from DERM, Public Works, the School Board and other pertinent departments, the Zoning Evaluation Section will prepare the Department's recommendation and will send it to you for your review. Once again you will be given a 10-day period to respond whether no further documents will be submitted or whether you intend to submit additional documentation (for example: the submittal of a draft covenant).

Once you communicate to us that you wish the application to proceed or if you fail to respond within 10 calendar days, the application will be forwarded to the Agenda Coordinator's Office to be scheduled for hearing. If changes are requested by the Applicant, the changes and submittals shall be accepted during the next available filing period and will be incorporated into the ad. All changes will be resent to you for your review.

Please select one of the following options and send it to the Zoning Hearing Specialist listed below:

- ☐ I concur with the advertisement.
- ☐ I find the following problem or omission: \_\_\_\_\_
- ☐ I will be making changes to the application or Plans. Please hold the file.

I understand that changes to the advertisement may require additional fees and that my hearing will not be scheduled until all fees have been paid.

SEE ATTACHED ADVERTISEMENT

Please respond to **CASSANDRA HENDERSON** at [SDE@miamidade.gov](mailto:SDE@miamidade.gov), or mail to below address.

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## **Applicant's Draft**

**HEARING No.** 06-7-CZ11-1 (05-274)

**STR:** 09-55-39

**Council Area:** C11

**Commissioner Dist.:** 11

**APPLICANT:** CENTURY BUSINESS PARK LLC

() The Director of Department Of Planning And Zoning is appealing the decision of CZAB11 which approved (see prior approvals) which has been revised and readvertised for the following:

(1) GU TO BU1A

REQUEST #1 ON PARCEL "A"

(2) DBC from GU & IUC to RU-3M.

REQUEST #2 ON PARCEL B.

(3) DBC from GU & IU-C to RU-1MA.

(4) Applicant is requesting to to permit lots with 0' frontage (50' required) on a public street, and to permit access to a public street by means of private drives.

REQUEST #3 & 4 ON PARCEL C.

(5) Applicant is requesting to waive the zoning regulation requiring half section line rights of way to be 70' wide; to permit 0' of dedication (35' required) for the west half of SW 152 Avenue.

(6) Applicant is requesting to waive the zoning regulation requiring section line rights of way to be 80' wide; to permit 0' dedication (40' required) for east half of SW 157 Avenue.

(7) Applicant is requesting to waive the Kendall Tamiami Executive Airport Inner District zone regulation which prohibits residential uses within the (ILZ) zone; to permit single family and townhouse residences within the ILZ zone.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4-7 may be considered under Section 33-311 Section 33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance), approval of request #4 may be considered under Chapter 28 Section 19A of the Public Works Code and approval of request #7 may be considered under section 33-402(4) Kendall Tamiami Executive Airport Zone.

Plans are on file and may be examined in the Zoning Department, entitled, "Century Gardens" as prepared by Pascual Perez Kiliddjian & Associates, sheets C-1 & SP-1 thru SP-4 & sheets L-1 thru L-4 dated stamped received 09-20-06 and the remaining sheets dated stamped received 05-03-06, totaling 62. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** (legal description)

see revised legal description as plan A and plan B. Applicant is providing separate legal description for each plan..

**LOCATION:** The Northeast corner of theoretical SW 157 Avenue & sw 120 Street, MIAMI-DADE COUNTY, FLORIDA.

**SIZE OF PROPERTY:** 67.8 ACRES

<b>PRESENT ZONING:</b>	GU	Interim - Uses depend on character of neighborhood, otherwise
	IU-C	EU-2 standards apply
		Industry - Controlled

**CONTACT PERSON:** LEILA BATTIES  
701 BRICKELL AVENUE - #3000  
MIAMI FL, 33131  
(305) 789-7626